

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address	17 Nowra Street, Moorabbin Vic 3189
Including suburb and	
postcode	
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### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$850,000	&	\$900,000
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#### Median sale price

Median price	\$975,000	Hou	use X	Unit		Suburb	Moorabbin
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

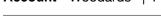
### Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	247 Chesterville Rd MOORABBIN 3189	\$900,000	16/10/2018
2	7 Gwenda Av MOORABBIN 3189	\$894,000	01/12/2018
3	32 Grandview Gr MOORABBIN 3189	\$875,000	20/12/2018

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





**Account** - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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Rooms: 6

Property Type: House (Res) Land Size: 603 sqm approx

**Agent Comments** 

First Time ever offered on the market.

**Indicative Selling Price** \$850,000 - \$900,000 **Median House Price** 

December quarter 2018: \$975,000

# Comparable Properties



247 Chesterville Rd MOORABBIN 3189 (VG)

**-**3







Price: \$900.000 Method: Sale Date: 16/10/2018

Rooms: -

Property Type: House (Res) Land Size: 656 sqm approx

7 Gwenda Av MOORABBIN 3189 (REI)











Rooms: -

Property Type: House (Res) Land Size: 542 sqm approx **Agent Comments** 

**Agent Comments** 



32 Grandview Gr MOORABBIN 3189 (REI)

**—** 3



Price: \$875,000 Method: Private Sale Date: 20/12/2018

Rooms: -

Property Type: House

**Agent Comments** 

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